

**GOVERNMENT OF ANDHRA PRADESH**  
**ABSTRACT**

Municipal Administration & Urban Development Department - Hyderabad Metropolitan Development Authority - Declaration of road from Kachiguda Junction (Kachiguda Police Station) to Chadarghat via Nimboliadda upto Traffic Police Station and Pr.No.3-1-326 as commercial road - Draft Variation - Notification - Confirmed - Orders - Issued

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (I<sub>1</sub>) DEPARTMENT

**G.O.Ms.No.**  
**February 2009**

**Dated: 13<sup>th</sup>**

following:

- 1.Repn from Sri Babu Rao Yadav, dated: nil.
2. From VC, HUDA Letter No.12215/PD1/Plg/H/2006, dated: 28.09.2007 & 11.07.2008.
3. Govt. Memo.No.20709/I<sub>1</sub>/2007, MA&UD (I<sub>1</sub>) Deptt, dated: 12-01-2009

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**O R D E R:**

The appended notification shall be published in the Extra-ordinary issue of Andhra Pradesh Gazette Dated: 19-02-2009

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority shall publish a notice in newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.\_

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA**  
**PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery & Stores Purchase, Hyderabad.

The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad with a request to publish a notice in the newspapers as specified in sub-section (4) of Section 15 of HMDA Act, 2008 on or before the date of Gazette Notification and furnish the copies of same to the Government for taking further action.\_

Copy to:

The individual through the Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.

The Special Officer and Competent Authority, Urban Land Ceiling, Hyderabad. ( in name cover)

The District Collector, Ranga Reddy District, Hyderabad.

Sf /Sc.

//FORWARDED BY ORDER//

**SECTION OFFICER**

**APPENDIX**  
**NOTIFICATION**

Whereas, Sri Baburao Yadav has represented Government that he has the owner of the property bearing Pr.No.2-4-1114 & 1-4-1114/1 situated at Nimboliadda, Kachiguda, Hyderabad and requested for change of land use of the same.

And whereas Vice Chairman, Hyderabad Urban Development Authority has stated that the site is vacant and abutting the Kachiguda Junction - Nimboliadda - Koti Road, which is 64-00 feet wide and proposed, as 100-00 feet in ZDP-II of MCH area. The surroundings of site are developed with mixed activity like Cinema Theatre, Shops and Lodges as the site is nearer to the Kachiguda Railway Station. He has recommended to considered the

Change of Land Use as requested by the applicant keeping in view the notification point and surrounding developments. However he has informed that the road from Kachiguda Junction to Nimboliadda - Koti on which site is abutting is not declared as commercial road in G.O.Ms.No.508, dated.15.11.2002. Hence, the he has requested the Government to take suitable decision in the matter.

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And whereas after orders were issued in G.O.Ms.No.508, MA&UD (I<sub>1</sub>) Deptt, dated: 15-11-2002 declaring certain roads as commercial roads no individual cases for change of land use to commercial use are not being considered by the Government. However, in G.O.Ms.No.766, dated.18.10.2007 it was ordered that apart from the categorization of commercial areas in to A, B & C, commercial uses will be considered only as category - C on a case to case basis as regular change of land use case subject to the site abutting a minimum road width of 60-00 feet and levy of impact fee of three times the rate fixed for category - C. As per these orders, the request of the applicant for change of land use from Reservation use to Commercial use can be considered provided he agrees for the activities allowed under category - C and payment of impact fee of Rs.600/- for Sq. Feet i.e., three times of the rate fixed for category - C.

And whereas, after examining the above proposal, the VC, HUDA and Commissioner, Greater Hyderabad Municipal Corporation were requested to explore and examine whether the road under reference can be declared as commercial road instead of considering Change of Land Use for single plot.

And whereas VC, HUDA has stated that since the road leading from katchiguda junction - Nimboliadda upto traffic police station and Pr.No.3-1-326 is having mixed land uses including commercial use, it may be considered for declaration of the road as commercial road or change of land use may be made for the site.

Now, therefore, after careful consideration of the matter, Government have proposed to declare the road from Kachiguda Junction (Kachiguda Police Station) to -Chadarghat via Nimboliadda (upto Traffic Police Station and Pr.No.3-1-326) as commercial road under category - B only in terms of G.O.Ms.No.766, MA & UD (I<sub>1</sub>) Department, dated: 18.10.2007 and authorize the Commissioner, GMCH to grant building permissions on the plots abutting the above road for Commercial, Institutional, Residential purposes (under category -B) except Industrial use at the option of owners of plots irrespective of usages envisaged in the Master plan, ZDP, subject to the following conditions:

1. The said road shall be widened to 100'-0' wide.
2. The owners /developers shall leave land affected in road widening and the affected land shall be handed over to GHMC free of cost.
3. All conditions stipulated in G.O.Ms No.508, M.A & U.D (I<sub>1</sub>) Deptt. Dated:15-11-2002 and in G.O.Ms.No.766, MA&UD (I<sub>1</sub>) Deptt, dated:18-10-2007 shall be followed and the Impact fees as applicable on the date of issue of Building permission shall be collected by Greater Hyderabad Municipal Corporation.

Accordingly, Government have issued draft notification inviting objections and suggestions on the above proposal and same was published in the A.P. Extra-Ordinary, issue of the A.P.Gazette No.31, Part-I Dated:19-

01.2009. No objections and suggestions have been received. Now, therefore, in exercise of powers conferred by sub-section (1) of section 15 of the Hyderabad Metropolitan Development Authority Act, 2008 (Act No.8 of 2008), the Government hereby confirms the above notification, the same having been previously published in the Extra-Ordinary issue of A.P. Gazette No.31, Part-I, Dated: 19-01-2009 as required by sub-section (4) of the said section.

**Dr.C.V.S.K.SARMA  
PRINCIPAL SECRETARY TO GOVERNMENT**

**SECTION OFFICER**